

Woodbury County Zoning Commission Meeting Minutes

Date: November 24, 2025

Time: 5:00 PM

Location: Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA

MEETING AUDIO:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

- County Website Link:
 - o https://www.woodburycountyiowa.gov/committees/zoning_commission/
- YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=E2lrRoiGx6w>

Attendees

- **Commissioners Present:** Chris Zellmer Zant – Chair, Tom Bride, Steve Corey, Jeff Hanson, Corey Meister
- **Staff Present:** Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk
- **Supervisors Present:** Kent Carper, David Dietrich
- **Public Attendees:** Gary Haruan, Cindy Foix, Leo Lidgett, Gary McMullen, Darlynn McMullen, Susan Chapman, Chad Brady, Lisa Brosamle, David Brosamle, Jim Thomas, Amiee Krogh, Deborah Sulsberger, Glenna Tevis, Bonnie Brosamle, Linda Arnolt, Roger Lorenzen, Mike Mooney, Rich Pope, Amy Sulsberger, Chuck Sattler, Jason Yockey, Doug Miller, Chris Kennedy, Keith Pease, Doug Skinner, Brenton Feuchtenberger

Call to Order

The Woodbury County Zoning Commission meeting was called to order by Chair Christine Zellmer Zant at approximately 5:00 PM on November 24, 2025. The Chair noted that the meeting would be audio taped, and minutes prepared for all parties. Attendees were asked to turn off cell phones or set them to vibrate and to complete the attendance sheet. The Chair reviewed the Commission's procedures for the meeting, including handling of agenda items, public hearings, staff reports, applicant presentations, public comments (requiring speakers to state name and address at the microphone, avoid repetitious comments, and remain respectful), closing statements, closing of hearings by motion and vote, deliberation, and disclosure of any ex-parte communications prior to deliberation.

Roll Call

Chair Christine Zellmer Zant conducted a roll call, noting that Commissioners Christine Zellmer Zant, Tom Bride, Jeff Hanson, Corey Meister, and Steve Corey were present.

Public Comment on Matters Not on the Agenda

No public comments were received on matters not listed on the agenda, either in person or via phone.

Approval of Previous Meeting Minutes

The Commission reviewed the minutes from the previous meeting (September 22, 2025). No corrections or additions were noted. Commissioner Jeff Hanson made a motion to approve the minutes as presented, which was seconded by Commissioner Tom Bride. The motion passed unanimously with all Commissioners present voting "aye." (5-0)

Public Hearing: Consideration of Proposed Brosamle Addition Minor Subdivision (Two Lots) Application on Parcels #884501200002, # 884501200004, 884501200005, and #884501200006 from Brosamle Farms, LLC (Action Item)

Chair Zellmer Zant opened the public hearing.

Zoning Coordinator Dan Priestley presented the staff report. Brosamle Farms, LLC submitted an application for a two-lot minor subdivision named Brosamle Addition, dividing 150.57 acres from four government lots into Lot 1 (126.23 acres) and Lot 2 (24.34 acres). The properties are in Section 1, Township 88N, Range 45W (Moville Township), Government Lots 5, 6, 7, and 8, zoned Agricultural Preservation (AP). Located two miles southeast of Moville, south of 160th Street and west of Ida Avenue. The proposal was noticed in the Sioux City Journal on November 13, 2025, and neighbors within 1,000 feet were notified by letter on November 10, 2025. Stakeholders, including government agencies and utilities, were notified. The Woodbury County Engineer confirmed compliance with Iowa Code closure requirements and advised coordination for access permits. The property is not in a floodplain. The City of Moville waived review via Council Resolution 2025-14. The proposal meets basic approval criteria. After packet printing, neighbor David Brosamle (1625 Ida Avenue) verbally expressed no objections.

Applicant representative David Brosamle spoke, stating his name and address for the record. He explained he owns one-fifth of the land and seeks to purchase the rest from the LLC for continued pasture use since the 1970s, raising cattle, with no plans for housing development. He noted existing road access and thanked staff for assistance.

No other public comments were received.

Commissioners had no questions. Priestley confirmed the verbal comment from David Brosamle was entered into the record.

Commissioner Tom Bride made a motion to close the public hearing. Corey Meister seconded. The motion passed unanimously by voice vote (ayes: all; opposed: none).

Commissioner Jeff Hanson made a motion to recommend approval of the plat as submitted to the Board of Supervisors. Commissioner Steve Corey seconded. No further discussion. The motion passed unanimously by voice vote (ayes: all; opposed: none).

Priestley explained next steps: The plat goes to the Board of Supervisors for final approval, requiring signatures from county departments and stakeholders, then recording in the Recorder's Office if approved.

**Public Hearing: Consideration of Proposed 252nd Overlook Minor Subdivision (Five Lots)
Application on Parcel #874624200011 (2374 252nd, Hornick, IA 51026) from Doug Skinner of
Skinner Holdings, LLC (Action Item)**

Chair Zellmer Zant opened the public hearing,

Priestley presented the staff report noting this item is associated with the subsequent rezone application (from AP to AE) and they would be discussed together but voted on separately. Doug Skinner of Skinner Holdings, LLC applied for a five-lot minor subdivision named 252nd Overlook on a 36.50-acre portion in the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87N, Range 46W. GIS Parcel #874624200011, at 2374 252nd Street, Hornick, IA, seven miles east of Salix and seven miles north of Hornick, east of Old Highway 141, west of Franklin Avenue, south of 252nd Street. Currently zoned AP, not in floodplain. Noticed in Sioux City Journal on November 13, 2025; neighbors notified November 10, 2025. Stakeholders notified. County Engineer confirmed Iowa Code compliance, advised access coordination. Proposals meet basic requirements contingent on hearing input.

Priestley noted additional information received post-packet: County Engineer Laura Sievers' memo with a correction (754.64 feet on the plat, not 757.63). Commissioner Tom Bride made a motion to receive the memo into the record and associate the corrected number with the final plat. Commissioner Steve Corey_ seconded. The motion passed unanimously by voice vote (ayes: all; opposed: none).

Priestley read and requested receipt of public comments into the record:

- Reverend Jim Thomas Jr. (November 20, 2025): Opposes rezone/subdivision, citing blocked scenic views of Loess Hills, privatization, altering rural character; urges denial to preserve appeal.
- Citizen petition by Gary McMullen (November 21, 2025, 35-40 signatures): Opposes, citing inadequate gravel roads, reduced Loess Hills enjoyment, potential tax hikes, strain on services, fragile soil risks; included map.
- Richard Pope (November 21, 2025): Opposes due to Loess Hills soil (low CSR, steep slopes, erosion-prone), part of Iowa's largest prairie remnant; recommends denying to preserve non-crop values.
- Seth Brooks (on behalf of Loess Hills National Scenic Byway, via Golden Hills RC&D, November 21, 2025): Urges evaluation for impacts on Loess Hills National Scenic Byway, ecology, viewshed; stresses responsible decisions.
- Gary and Darlynn McMullen (November 21, 2025): Strongly oppose; preserve unique Loess Hills for public enjoyment (visible from byway); warn of road deterioration with traffic.

Commissioner Cory Meister made a motion to receive all documents (names, petition, letters, emails) into the record. Commissioner Steve Corey seconded. The motion passed unanimously by voice vote (ayes: all; opposed: none).

Applicant Doug Skinner (Skinner Holdings, LLC) and Brenton Feuchtenberger presented. Skinner addressed what he called misinformation in the petition: Minimal financial impact on distant residents; only McMullens within 1,000 feet; three homes won't materially impact steep/windy 252nd Street or Highway 141 (no engineer report supports otherwise); "limit development" means "no development"; tax increases misstated (AE vs. AP taxation differs, precedent for AE nearby); three homes won't affect watershed/aquifer; increases safety via more residents; no county services strain; hypocrisy in petitioner's 2004 home build. Emphasized property rights over emotion/opinion.

Feuchtenberger provided handouts (maps, explanations). Commissioner Tom Bride made a motion to receive handouts into the record. Commissioner Steve Corey seconded. The motion passed unanimously by voice vote (ayes: all; opposed: none).

Feuchtenberger explained backstory: Purchased 290 acres over two years (highlighted in red on map), seeking to buy remaining land excluding existing home (#4). Minor subdivision/rezone required; not intending dense development (e.g., Whispering Creek); could create 12-14 lots but proposing five (one unbuildable); follows quarter-quarter lines, congruent with AP spirit (two homes per 40 acres); access (Xs on map) for hunting; no immediate home-building plans; compromise limits future density; AP allows similar without rezone via road splits/natural boundaries.

Public comments (opposition focused on preserving Loess Hills, environmental fragility, road maintenance/traffic, rural character, dairy proximity odors, watershed/erosion, increased services strain, tax impacts, scenic byway views):

- Gary McMullen: Lives across opposes due to unique landscape preservation, visible from byway; road deterioration; resentment. Existing house driveway would drive through hunting area, safety issue.
- Cindy Foix: Opposes: fragile ecosystem, erosion risks; questions access/maintenance; preserve for future generations. Question if proposed easement with 3 additional lots would remain AP. Concerns of hunting lodge or condos being allowed.
- Leo Lidgett: Opposes: Loess Hills rarity, erosion-prone; development threatens; references past protections.
- Susan Chapman: Opposes; preserve views/character; road safety concerns post-rain.
- Chad Brady: Opposes; environmental impact, soil fragility; alternatives exist elsewhere.
- Jim Thomas: Opposes; blocks public views, privatizes; deny to preserve appeal.

- Amiee Krogh: Opposes; Loess Hills conservation priority; development risks.
- Supervisor Carper: Shotgun or rifle hunting may be issue, bow not as much; sees both sides. Recommended Board of Supervisors visit site.
- Deborah Sulsberger: Opposes; steep roads unsuitable for more traffic; preserve natural state.
- Darlynn McMullen: Stated rumor that 10 homes would be built.
- Doug Miller: Questioned as to why not just buy it instead of doing subdivision.
- Glenna Tevis: Questions restrictions (single-family only? No condos/lodges?); dairy odor concerns. Priestley clarified: AE allows single-family dwellings; multi-family prohibited/conditional; hunting lodges not enumerated but hospitality uses restricted.
- Linda Arnolt: Opposes; maintain sparse areas per 2040 plan; soil conservation recommends AP; dairy complaints; road calls to engineer.
- Roger Lorenzen: Opposes; road conditions after rain; adds gravel miles.
- Mike Mooney: Opposes; environmental devastation risks.
- Rich Pope: Praises handling fragile Loess Hills issues; population growth vs. environment; questions AP to AE advantage (density, setbacks differ; AE for multi-lots per ordinance). Priestley explained: AE for >2 parcels per quarter-quarter; setbacks 75 ft vs. 100 ft; uses mostly similar, density key. Once area is lost, it's gone.
- Amy Sulsberger: Opposes; preserve prairie remnant.
- Chuck Sattler: Opposes; road maintenance strain.
- Jason Yockey: Questions order (rezone before subdivide?); could approve subdivision but deny rezone, limiting builds. Priestley: Possible to delay rezone; triggers at building permit if >2 homes.
- Jim Thomas: Opposes; dairy proximity clarification (2-3 miles, valley/road separation). Keep sparse areas sparse.
- Chris Kennedy: Opposes; watershed impacts.
- Keith Pease: Questions practical AP vs. AE differences with restrictions (density control; some AP commercial uses prohibited in AE). Priestley displayed ordinance table online, explaining uses (agriculture identical; residential density differs; some commercial restricted in AE).
- Commissioner Bride commented on property rights, not high density project.
- Commissioner Zant also spoke of property rights; conservation.
- Commissioner Steve Corey commented on landowner rights, easement approves of easement compromise.

Skinner reiterated compromise: Restriction limits to three additional homes max, aligning with AP; no current build plans.

Commissioner Tom Bride commented: Beneficial intent; AP already allows worse scenarios.
Commissioner Steve Corey offered site visit with supervisors.

Commissioner Tom Bride made a motion to close the public hearing. Commissioner Steve Corey seconded. The motion passed unanimously by voice vote (ayes: all; opposed: none).

Commissioner Jeff Hason announced that he would be abstaining for voting on the two agenda items from Doug Skinner due to non-financial conflicts of interest.

Commissioner Tom Bride made a motion to recommend approval of the subdivision to the Board of Supervisors, using the updated draft including the correct dimension form the county engineer with restriction of no more than three additional homes. Commissioner Steve Corey seconded. The motion passed by voice vote (ayes: 4; opposed: 0; abstentions: 1 Jeff Hanson).

**Public Hearing: Consideration of Proposed Zoning Ordinance Map Amendment (Rezone)
Application from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE)
Zoning District on Parcel #874624200011 from Doug Skinner of Skinner Holdings, LLC (2374
252nd, Hornick, IA 51026) (Action Item)**

Chair Zellmer Zant opened the public hearing. (Discussions overlapped with prior item but focused on rezone specifics: AP vs. AE differences, density, uses.)

Priestley reiterated: Rezone for 36.50 acres to accommodate lots per Section 3.01.1.B; meets requirements contingent on input.

Priestley asked the Commission to receive an updated draft of the Zoning Ordinance Map Amendment Rezone ordinance language into the record to correct the acres to 36.50 acres. Commissioner Steve Corey made a motion to receive the updated draft of the rezone ordinance. Commissioner Tom Bride seconded the motion. The motion passed by voice vote ayes: 4; opposed: 0; abstentions: 1 Jeff Hanson.

Public comments continued from prior hearing, emphasizing opposition to rezone for same reasons (preservation, etc.). Additional clarifications on AP (agricultural focus, 2 homes/quarter-quarter) vs. AE (allows more density but with restrictions; some uses prohibited).

Commissioner questions: Practical differences with restriction (minimal; density key); ordinance nuances (farmer exemptions, building permits).

Commissioner Steve Corey made a motion to close the public hearing. Commissioner Corey Meister seconded. The motion passed unanimously by voice vote. ayes: 4; opposed: 0; abstentions: 1 Jeff Hanson.

Commissioner Bride made a motion to recommend the rezone to the Board of Supervisors, using the updated draft with restriction of no more than three additional homes. Commissioner Steve Corey seconded. No further discussion. The motion passed by voice vote (ayes: 4; opposed: 0; abstentions: 1 Jeff Hanson.)

Public Comment on Matters Not on the Agenda

No additional public comments were received on matters not listed on the agenda, either in person or via phone.

Staff Update

Priestley updated: Zoning Commission/Board of Adjustment applications open, deadline December 1, 2025. New state law requires training (~1.5 hours) for new members (ex-parte, public engagement); existing members grandfathered. Exploring in-house compliance system; applies to Supervisors too. Brosamle item to Supervisors sooner (no rezone); Skinner items on December 9, 16, or 23, 2025.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

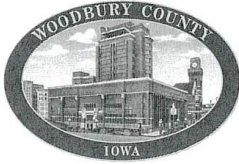
Adjournment

Commissioner Corey Meister moved to adjourn the meeting, seconded by Commissioner Steve Corey. The motion passed unanimously with all Commissioners present voting "aye." (5-0) The meeting adjourned at approximately 7:49 PM.

Appendix

Received Materials on subsequent pages.

- County Engineer's Review Memo making a change to the final plat to 754.64 feet.
- Written comments from citizens.
- Map from Brenton Feuchtenberger
- Updated draft of the Zoning Ordinance Map Amendment



Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039

Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

To: Dan Priestley, Woodbury County Zoning Coordinator
From: Laura Sievers, PE, Woodbury County Engineer
Date: November 19, 2025
Subject: 252nd Overlook – Minor Subdivision.

The Secondary Roads Department has completed its review of the 252nd Overlook Minor Subdivision. The plat closure appears to be in compliance with Section 355.8 of the Code of Iowa. Please note that the measured distance of **757.63' should be revised to 757.64'**.

The plat does not identify any proposed new entrance or access locations to the County road system. If new access points are intended, the developer and any future landowner will need to coordinate with the County Engineer's Office to ensure adequate sight distance and to obtain the required entrance permit. Any modifications to the existing entrance will also require a permit and must meet current entrance standards.

PUBLIC COMMENTS SUMMARY (as of 11/21/2025)

Jim Thomas (Reverend James G. Thomas)

Jim Thomas, a pastor living across the valley, opposed the rezoning to AE, arguing it would block public scenic views and encourage privatizing them for new lot owners and altering the landscape. He urges denial to preserve the area's natural beauty. He plans to attend the meeting for more points.

Citizen Petition (Circulated by Gary McPherson)

A petition with ~35-40 signatures from nearby residents opposing the subdivision and AP-to-AE rezone for Parcel #87. Concerns include increased traffic, reduced Loess Hills enjoyment, and rising property values. The petition includes a property map and emphasizes preservation of the Loess Hills.

Richard Pope, November 21, 2025, 11:43 AM

Richard Pope, a retired agronomist, personally observed the fragile Loess Hills soils (low CSR2, steep slopes) and their susceptibility to erosion and failures, which are unsuitable for development.

11/20/25, 6:38 PM

Proposal for rezoning GIS



Outlook

Proposal for rezoning GIS Parcel #87462420001

From Jim Thomas <jjthomas10@gmail.com>

Date Thu 11/20/2025 5:25 PM

To Daniel Priestley <dpriestley@woodburycountyiowa.

CAUTION: This email originated from **OUTSIDE** of the organization. This message contains any attachments, links, or requests for information. **you are asked for your username and password, please do not provide it.**

Proposal for rezoning GIS Parcel #87462420001

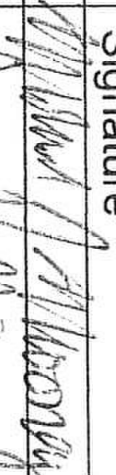


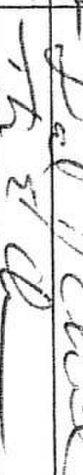
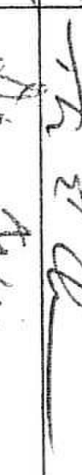

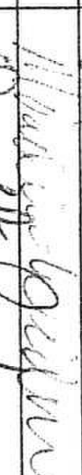


Attn: Dan Priestley

My name is Jim Thomas. – I live across the valley from the houses, you would be able to see them across the valley. 2000. It wasn't easy to find an acreage because most of the designation only allowed a limited number of houses per

It is my understanding that the focus of Agricultural Preserve is "the area". This parcel is located in a remote area that offers views in Woodbury County. These views are currently accessible

5. That future development of the lots will increase land value and, therefor
6. That the construction of new wells for homes in the minor subdivision ma
7. That future development of the lots will put additional strain on county se
8. That the proposed subdivision endangers the fragility of the Loess Hills th

Signatures:

Date	Signature	Printed Name
11/20/2025		Michael J. Moore
11/20/2025		Angela Moore
11/20/2025		David J. Chole
11/20/2025		Thomas Chole
11/20/2025		Angela Widman
11/20/2025		Michael J. Moore
11/20/2025		Dwight Jenkins
11/20/2025		Helen Jenkins
11/20/2025		Robert J. Fe

Petition circulator: Gary McMullen; 2375 252nd St.; Hornick, Iowa 51026

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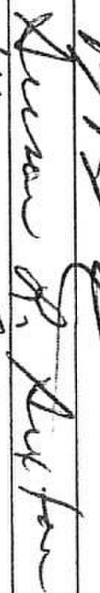







Signatures:

Date	Signature	Printed Name
11-20-25	Aaron E. Fox	AARON E. FOX
11-20-25	Cynthia A. Fox	CYNTHIA A. FOX
11/20/25	[Signature]	JAMES THOMAS
11/20/25	Paul H. McMullen	PAUL H. MCMULLEN
11-20-25	Scott Cage	SCOTT CAGE
11-20-25	John H. Hyl	JOHN H. HYL
11-20-25	[Signature]	ROGER CAGE
11-20-25	[Signature]	CRISTY WILLIAMS
11-20-25	[Signature]	MARK BENNETT
11-20-25	[Signature]	TYLER REITER

Petition circulator: Gary McMullen; 2375 252nd St.; Hornick, Iowa 51026

5. That future development of the lots will increase land value and, therefore,
6. That the construction of new wells for homes in the minor subdivision may
7. That future development of the lots will put additional strain on county ser
8. That the proposed subdivision endangers the fragility of the Loess Hills thr

Signatures:

Date	Signature	Printed Name
11-20-25		Byron Se
11-20-2025		Susan L. S.
11-20-2025		Glena Tevis
11-20 2025		Edwin D. M
11-20-25		Carolyn S
11-20-25		Roger S
11-20-25		Carla Tevis
11-20-25		Bruce Tevis
11-20-25		Gary McM

Petition circulator: Gary McMullen; 2375 252nd St.; Hornick, Iowa 51026

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7. That future development of the lots will put additional strain on county ser
8. That the proposed subdivision endangers the fragility of the Loess Hills thr

Signatures:

Date	Signature	Printed Name
11-20-25	Robin Beem	Robin Beem
11-20-25	Jesse Beem	Jesse Beem
11/20/25	Colton Beem	Colton Beem
11/20/2025	Linda Phillips	Linda Phillips
11/20/2025	Deborah D. Suls	Deborah D. Suls
11/20/2025	Amy Sulsberger-S	Amy Sulsberger-S
11/20/25	Casey Benton	Casey Benton
11/20/2025	Charles S	Charles S

Petition circulator: Gary McMullen; 2375 252nd St.; Hornick, Iowa 51026

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6. That the construction of new wells for homes in the minor subdivision m
7. That future development of the lots will put additional strain on county se
8. That the proposed subdivision endangers the fragility of the Loess Hills t





Signatures:

Date	Signature	Printed Name
11/20/25	[Redacted]	[Redacted]
11/20/25	Joe Kopal	Joe, Kopal
11/20/25	Sharon Matilda	Taylor Matilda
11-20-25	Dana Miller	Dana Miller
[Redacted]	[Redacted]	[Redacted]
11-20-25	Chris Keneady	Chris Keneady
11-20-25	Gavin Kennedy	Gavin Kennedy
11-20-25	Darlyn Mullen	Darlyn Mullen

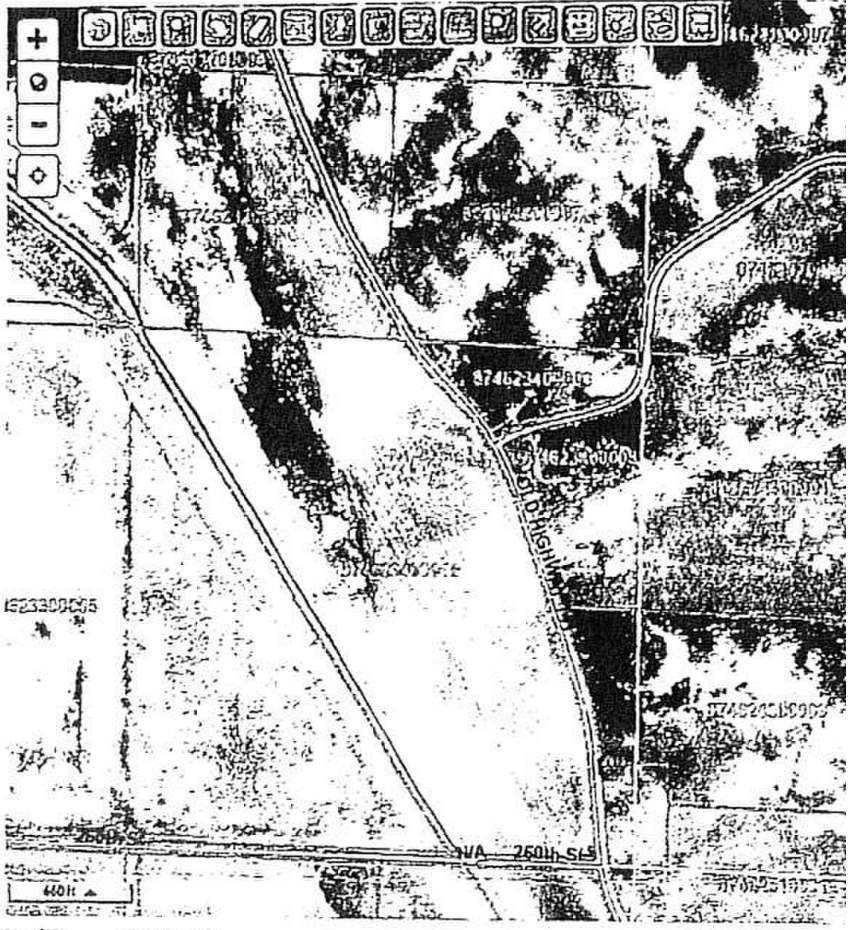
Petition circulator: Gary McMullen; 2375 252nd St.; Hornick, Iowa 51026

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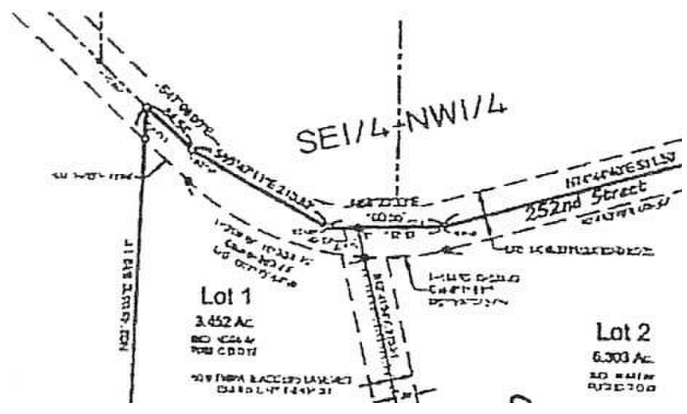
Date	Signature	Printed Name
11/20/25		Jason Yockey
11-20-25	Shauna Yockey	Shauna Yockey
11-20-25	Mary Beth Brady	Mary Brady
		
11/20/25	Rebecca Rogers	Rebecca Rogers
11/20/25	Jennifer Anderson	Jennifer Anderson
11/20/25	Carol Ann McCall	Carol Ann McCall
11-20-25	Denise A. Moe	Denise A Moe

Petition circulator: Gary McMullen; 2375 252nd St.; Hornick, Iowa 51026



Parcel ID 874624200011
 Sec/Twp/Rng n/2
 Property Address 2374 252ND
 HORNICK

Alternate ID's
 Class AD
 Acreage 427.7



Attachment to the Petition to the Woodbury County Planning and Zoning Cc

Petition circulator: Gary McMullen; 2375 252nd St.; Hornick, Iowa 51026

11/21/25, 12:40 PM

Skinner prope



Outlook

Skinner property comments

From Richard Pope <ropope1951@gmail.com>

Date Fri 11/21/2025 11:43 AM

To Daniel Priestley <dpriestley@woodburycountyiowa.gov>

1 attachment (15 KB)

Comments on the SKinner tract proposal.docx;

CAUTION: This email originated from **OUTSIDE** of the organization. If this message contains any attachments, links, or requests for information, **you are asked for your username and password, please do not provide it.**

I have attached some comments for consideration

Thank you

These comments are s in regard to the propo
252nd St. Hornick.

I am Rich Pope, a resident of Sloan. These c
proposed activity, and do not reflect any orga
Woodbury County Conservation Foundation
Hills Alliance. I am a retired agronomist with
soil management and soil morphology and g

I am specifically troubled by extensive devel
landform. I realize that from the casual obse
than natural areas/hunting ground and with i

This site consists of predominantly fragile so
attention to the CSR2 ratings on the site, whi
(and soybean) production. Obviously, this sit
than the existing wildlife food plots. The CSR
to help assessors to evaluate land for tax pur
realtors for private land sales and hence, ass
crop production. But land areas have other

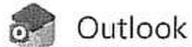


November 21, 2025

Woodbury County Zoning Commission,

I am writing on behalf of the Loess Hills National Scenic Area, 2374 252nd Street, Hornick, IA (Parcel #8746242000) Preservation (AP) Zoning District to the Agricultural

The Loess Hills are a distinctive and important landscape with scenic, and cultural significance. The parcel under consideration is a Special Landscape Area of the Loess Hills landform. The area has their notable natural or scenic characteristics and are important for use decisions. While this area is privately owned and is an uncommon landscape type within Woodbury County, the organization to express concerns regarding potential impacts on the Loess Hills landform.




Outlook

RE: Comments Requested for Subdivision and Rezone - 2374 252nd St., Ho

From Seth Brooks <seth.brooks@goldenhillsrccd.org>

Date Fri 11/21/2025 3:57 PM

To Daniel Priestley <dpriestley@woodburycountyiowa.gov>

 1 attachment (234 KB)

LHNSB Hornick Rezoning Comments.pdf;

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the information as this person may NOT be who they claim. **If you are asked for your us** Daniel,

The email below says comments are due by November 17, but I heard some a being accepted for this hearing, but consider the attached.

Thank you.

Seth Brooks

Project Coordinator

Golden Hills RC&D

712 South Highway Street

PO Box 189

Oakland, IA 51560

(712) 482-3029

seth.brooks@goldenhillsrccd.org

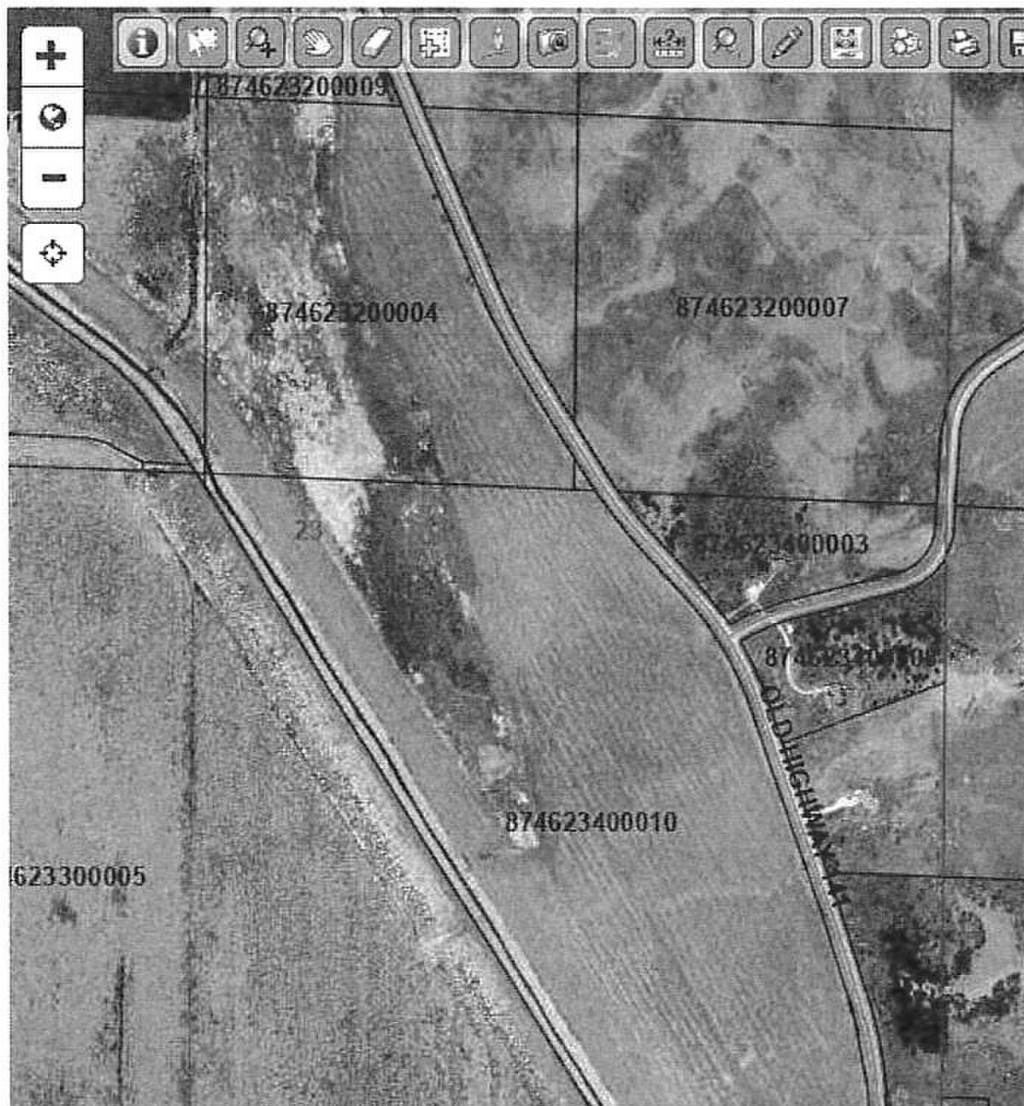


Daniel J. Priestley, MPA
Woodbury County Zoning Coordinator
620 Douglas Street #609
Sioux City, IA 51101

Phone: 712-279-6609

Fax: 712-279-6530

Website: WoodburyCountyIowa.gov





Outlook

Skinner (5) lot minor subdivision

From Gary McMullen <1966duece.gm@gmail.com>

Date Fri 11/21/2025 7:54 PM

To Daniel Priestley <dpriestley@woodburycountyiowa.gov>

CAUTION: This email originated from **OUTSIDE** of the organization. If this message contains any attachments, links, or requests for information, **you are asked for your username and password, please do not provide it.**

Hi Dan

My name is Gary McMullen I reside at 2375 252nd street from the proposed 252nd Overlook (5) lot minor subdivision Skinner Holdings LLC. We are strongly opposed to the rezoning (rezone).

We feel the Loess Hills unique landform should be preserved and any subdivision will be seen from the Loess Hills National Monument.

Pictometry Imagery



Alternate IDn/a
Class AD
Acreage 35.69

Owner AddressSKINNER HOLDINGS LLC
300 CENTENNIAL DR STE 295
NORTH SIOUX CITY, SD 57049

**DRAFT – SUBJECT TO CHANGES THROUGHOUT THE
PUBLIC HEARINGS AND READINGS PROCESS**

ORDINANCE NO. ____

**A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT
TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE**

WHEREAS the Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

WHEREAS the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked item One (1), and hereby made a part hereof; and

WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

WHEREAS the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this ____ day of _____, 2025.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Daniel Bittinger II, Chairman

Mark Nelson, Vice-Chairman

Kent Carper

Attest:

David Dietrich

Michelle K. Skaff, Woodbury County Auditor

Matthew Ung

Adoption Timeline:

Date of Public Hearing and First Reading _____

Date of Public Hearing and Second Reading _____

Date of Public Hearing and Third Reading _____

Date of Adoption _____

Published/Effective Date _____

ITEM ONE (1)

Property Owner(s): Doug Skinner of Skinner Holdings LLC, 300 Centennial Dr. Ste. 295, North Sioux City, SD 57049

Petitioner Applicant(s): Doug Skinner, 940 Quail Hollow Circle, Dakota Dunes, SD 57049

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on **November 24, 2025**, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 36.50-acre portion of the property located in the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa. The property is known as GIS Parcel #874624200011 and is described as:

Those portions of the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the Center quarter corner of said Section 24; thence South 87°56'49" East along the north line of the SE1/4 of said Section 24 for a distance of 361.35 feet; thence South 26°04'28" East for a distance of 838.63 feet; thence South 00°30'42" West for a distance of 550.00 feet to the south line of the NW1/4-SE1/4 of said Section 24; thence North 87°31'11" West along said south line for a distance of 728.62 feet to the southwest corner of said NW1/4-SE1/4; thence North 24°54'36" West for a distance of 1436.51 feet to the north line of the NE1/4-SW1/4 of said Section 24; thence North 88°17'08" West along said north line for a distance of 318.36 feet; thence North 02°46'05" East for a distance of 520.11 feet to the centerline of 252nd Street (formerly Grange Ave) as described in legal description found on Roll 156, Image 1615 in the Woodbury County Recorder's Office; thence South 47°08'00" East along said centerline for a distance of 84.54 feet; thence South 60°47'11" East along said center line for a distance of 213.82 feet; thence North 88°29'33" East along said center line for a distance of 160.55 feet; thence North 74°44'40" East along said center line for a distance of 511.50 feet to the east line of the NW1/4 of said Section 24; thence South 00°08'26" West for a distance of 524.17 feet to the Point of Beginning, containing 36.50 acres more or less. Subject to easements, if any, of record or apparent.

<p><u>DRAFT – SUBJECT TO CHANGES THROUGHOUT THE PUBLIC HEARINGS AND READINGS PROCESS</u></p>
